

## HOUSE Offered for Sale

2 Nyarrin Place Cranbourne West VIC 3977

 3  2  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$520,000 & \$565,000

## Median Sale Price




\$534,000 Houses in Cranbourne west between 01 Oct 2017 - 30 Sep 2018

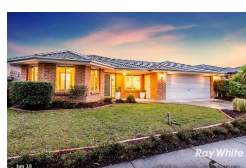
Source: CoreLogic




## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.






<b>20 Merribah Way Cranbourne West VIC 3977</b>	Sold Price	<b>\$525,000</b>	Sold Date	<b>29-Sep-18</b>
 3  2  2			Distance	<b>0.44km</b>



<b>36 Kulkami Way Cranbourne West VIC 3977</b>	Sold Price	<b>\$540,000</b>	Sold Date	<b>08-Jul-18</b>
 3  2  2			Distance	<b>0.6km</b>



<b>17 Breamlea Way Cranbourne West VIC 3977</b>	Sold Price	<b>\$550,000</b>	Sold Date	<b>24-Aug-18</b>
 3  2  2			Distance	<b>0.79km</b>

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